



METROPOLITAN HOUSE

321 AVEBURY BOULEVARD, **CENTRAL MILTON KEYNES**, MK9 2FZ

OFFICE SUITES FROM 1,086 – 17,125 SQ FT (101 – 1,591 SQ M)

A landmark building in prime location

THE HUB:MK

CENTRE:MK



SAINSBURY'S THEATRE DISTRICT



MIDSUMMER BLVD

AVEBURY BLVD

WITAN GATE

MILTON KEYNES
CENTRAL STATION
29 MINUTES TO
LONDON EUSTON



Air-conditioning



Adjacent to the Hub:MK
restaurants, hotels and leisure



Raised floors



Car parking ratio 1:285 sq ft



Double height atrium with
main boulevard frontage



15 minute walk to Milton Keynes Central

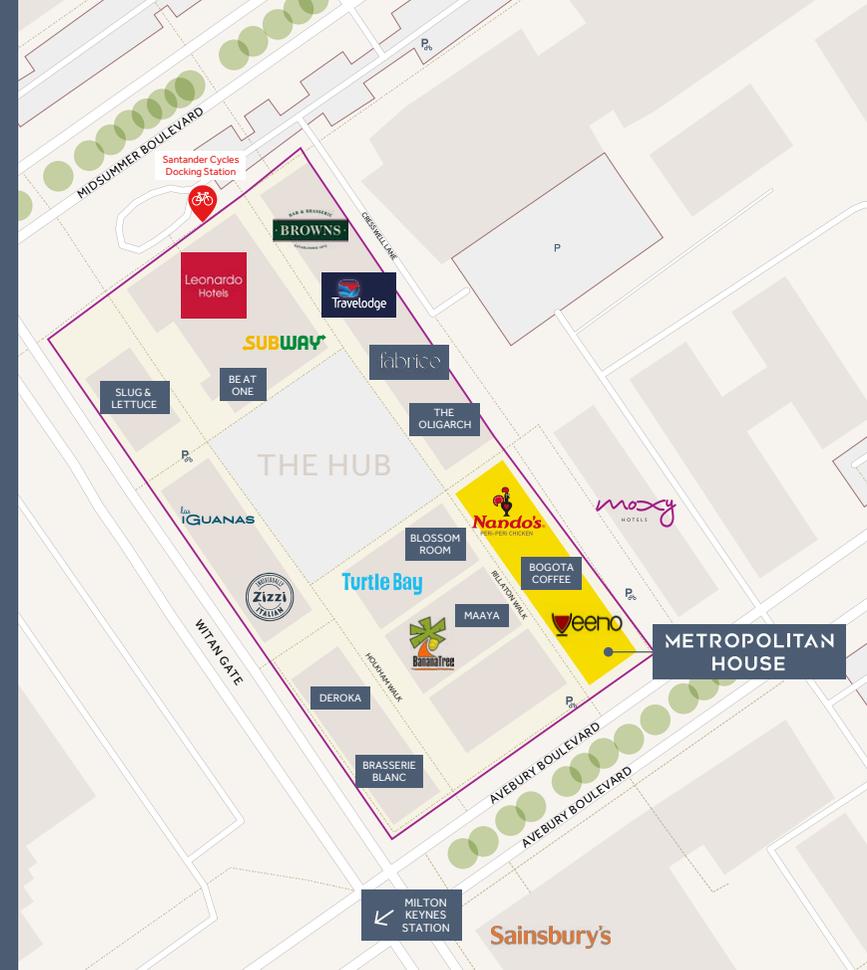
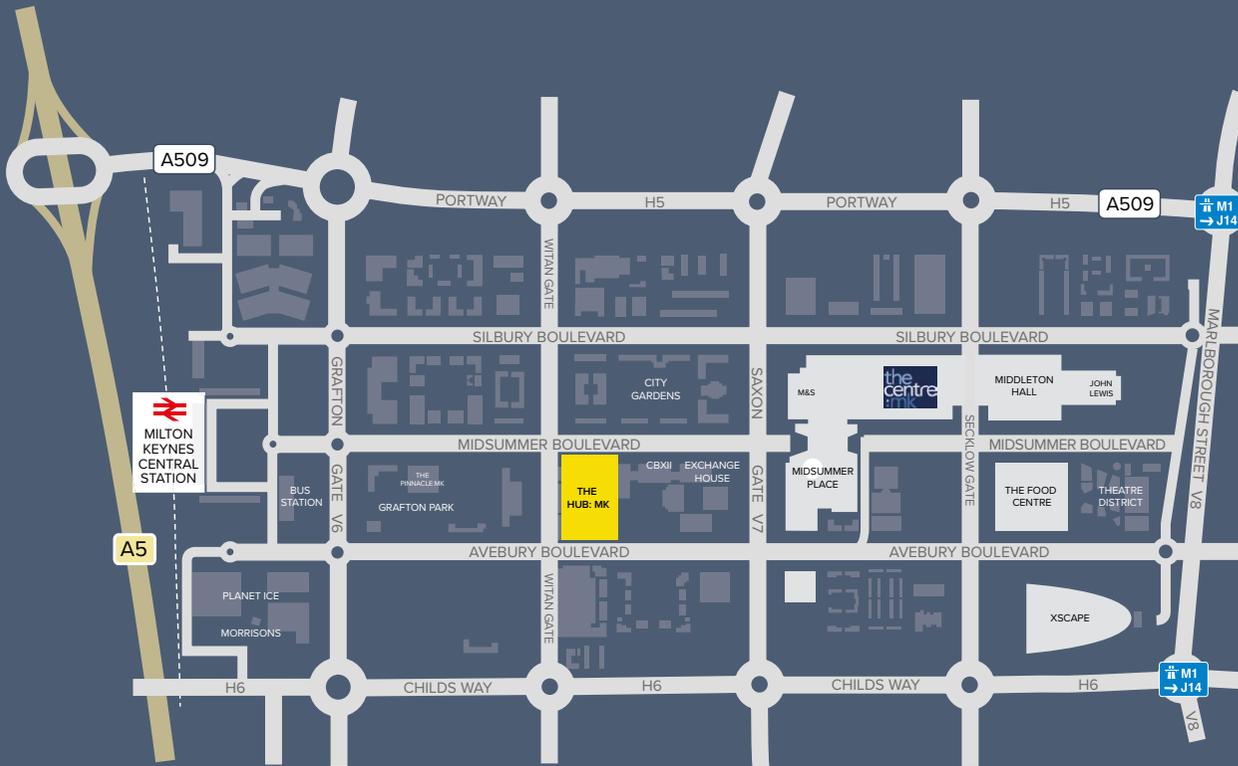
LOCATION

Milton Keynes is one of the country's most rapidly expanding cities with a population in excess of 230,000. Junctions 13 and 14 of the M1 motorway are easily accessible via the dual carriageway network to the east and there is a fast intercity rail service to London (Euston) with a fastest journey time of 30 minutes.

Metropolitan House is situated within The Hub:MK, with frontage to Avebury Boulevard and a short walk from both The Centre:MK shopping mall and Milton Keynes Central railway station.

The Hub:MK is a well-known and popular mixed-use development with hotel, apartment, café, restaurant and leisure facilities.

Central Milton Keynes (MK) is a major regional centre for business. Some of the major office occupiers based in CMK include Santander, Sainsbury's Argos, Netqork Rail, Deloitte, Grant Thornton, Dentons, Shoosmiths and the Institute of Chartered Accountants.



Description

Metropolitan House is a six-storey office building, constructed as part of The Hub:MK development in 2006.

The fourth and fifth floors benefit from a Grade A specification including air-conditioning and raised floors. Access to the floors is from the glazed double height atrium reception area, which includes three passenger lifts.

Car parking spaces within an adjacent multi-storey car park are offered at a ratio of 1:285 sq ft.

Service Charge

There is a service charge payable as a contribution to the maintenance and management of common parts of the building and estate, based upon floor area occupied as a proportion of the total estate floor area.

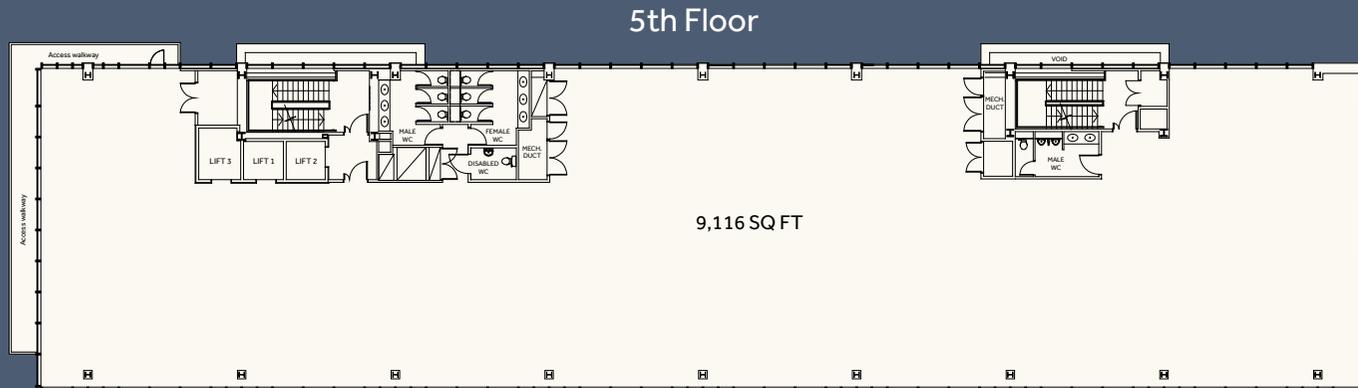
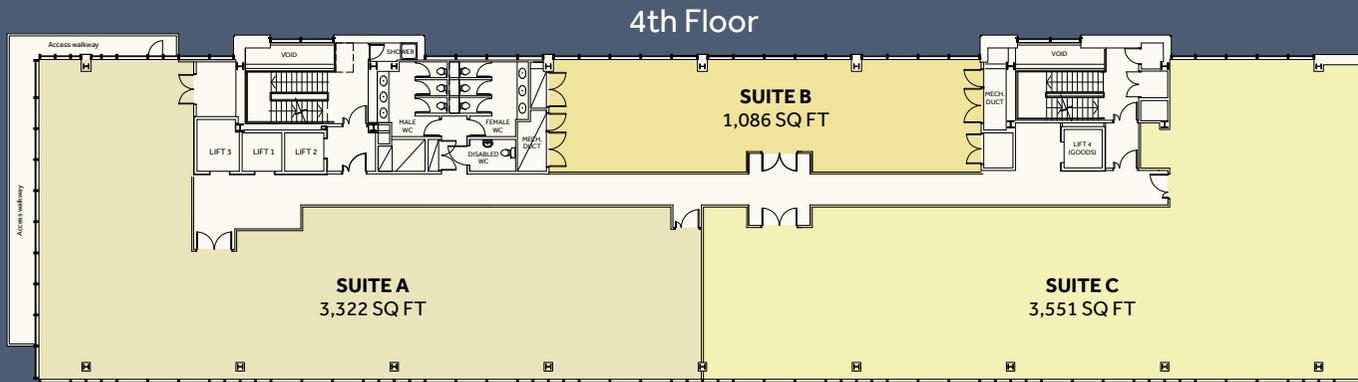
Terms

The suites are available by means of a new fully repairing and insuring lease upon terms to be agreed. Fitted options are available on the 4th floor subject to negotiation.

4TH
FLOOR
(Consisting of 3 separate suites)

5TH
FLOOR





Accommodation

	SQ FT	SQ M
4th Floor – Suite A	3,322	309
4th Floor – Suite B	3,551	330
4th Floor – Suite C	1,086	101
5th Floor	9,116	852
Total	17,125	1,590

Value Added Tax

Prices, outgoings and rentals are quoted exclusive of but may be liable to VAT.

Rates

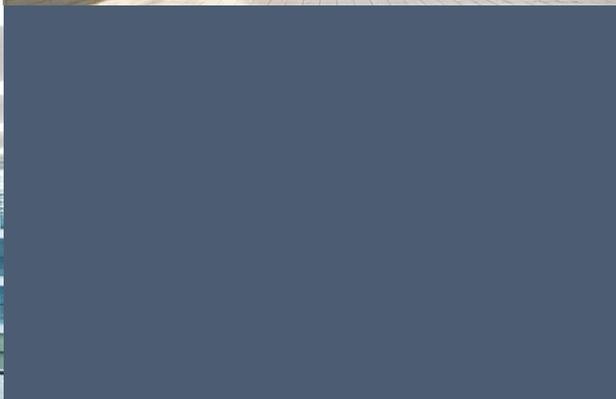
Interested parties are advised to make their own enquiries of the Local Rating Authority, Milton Keynes Council (t: 01908 253 794) to verify rating information.

Legal costs

Each party to be responsible for their own legal costs incurred in the transaction.

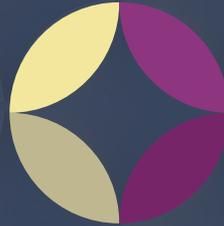
EPC

The property has an Energy Performance Rating of B 48. The full certificate and report are available on request.



METROPOLITAN HOUSE





FURTHER INFORMATION:



Jonathan Whittle
jonathan@louchshacklock.com
07798 804730



Holly Dawson
holly.dawson@bidwells.co.uk
07917 243 887

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 02/24